

Memorandum

MIAMI-DADE
COUNTY

Date: (Public Hearing 02-21-06)
February 7, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 5(A)

From: George M. Surgeson
County Manager

Subject: Ordinance Creating the Coronado
Community Development District

RECOMMENDATION

It is recommended that the Board adopt the attached Ordinance creating the Coronado Community Development District (CDD) within the City of Doral, pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes, subject to acceptance of the declaration of restrictive covenants running with the lands within the jurisdiction of the CDD. The City of Doral has approved the creation of the Coronado CDD by way of Resolution No. Z05-38.

BACKGROUND

D.R. Horton, Inc., and West Doral Village, L.L.C., owners of the West Doral Lake Development, have filed an application to create the Coronado CDD in connection with said development. Coronado is a proposed 17.405 acre residential development lying wholly within the City of Doral, in an area bounded by NW 90th Street on the north, NW 88th Street on the south, NW 109th Avenue on the west and NW 107th Avenue on the east. The CDD is designed to provide a financing mechanism for community infrastructure, facilities and services, along with certain ongoing operations and maintenance for the West Doral Lake Development. The development plan for the lands within the proposed CDD include construction of 327 condominium units, with associated roadway, earthwork, storm drainage and water and sewer facilities estimated to cost approximately \$6.510 Million. A detailed summary of CDD elements, as well as their cost and anticipated lack of fiscal impacts to government agencies, is presented in the attached application submitted by D.R. Horton, Inc., and West Doral Village, L.L.C. In accordance with Florida Statute 190, the petitioners have paid a filing fee of \$15,000 to the County.

A declaration of restrictive covenants has been submitted consistent with the requirements of Resolution R-413-05 adopted by the Board on April 5, 2005. The restrictive covenant provides for notice in the public records of the projected taxes and assessments to be levied by the CDD, individual prior notice to the initial purchaser of a residential lot or unit within the development and provisions for remedial options to initial purchasers whose contract for sale did not include timely notice of the existence and extent of CDD liens and special assessments.

This Board is authorized by the Florida Constitution and the Miami-Dade County Home Rule Charter to establish governmental units such as the CDD within Miami-Dade County and to prescribe such government's jurisdiction and powers.

This development includes private roads that are to be maintained by Homeowner Associations or the CDD. With the City's approval, a special taxing district may be created to maintain the development's infrastructure such as private roadways, private area storm drainage and landscape should the CDD be dissolved or fail to fulfill its maintenance obligations. Should the Board select to create a special taxing district, it will remain dormant until such time as the City of Doral requests Miami-Dade County to activate it.

FISCAL IMPACT

The creation of the Coronado Community Development District will have no fiscal impact on Miami-Dade County.

 1/17/06
Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: February 21, 2006

FROM: Murray A. Greenberg
County Attorney

A handwritten signature of Murray A. Greenberg is written over the printed name.

SUBJECT: Agenda Item No. 5(A)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☒ No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(A)

02-21-06

ORDINANCE NO. _____

ORDINANCE GRANTING PETITION OF D.R. HORTON, INC., AND WEST DORAL VILLAGE, L.L.C., ("PETITIONER") FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT; CREATING AND ESTABLISHING CORONADO COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"); PROVIDING FOR NAME, POWERS AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; ACCEPTING PROFFERED DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Miami-Dade County Board of County Commissioners the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, Article VIII, Section 6(1) of the Florida Constitution provides for exclusive County Charter authority to establish all governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

WHEREAS, D.R. Horton, Inc., and West Doral Village, L.L.C., ("Petitioner") has petitioned for the establishment of the Coronado Community Development District (the "District"); and

WHEREAS, a public hearing has been conducted by the Miami-Dade County Board of County Commissioners in accordance with the requirements and procedures of Section 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and Code; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development facilities and services in the area, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the Board of County Commissioners finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the creation of the District is the best alternative available for delivering the community development facilities and services to the area that will be served by the District; and

WHEREAS, the proposed facilities and services to be provided by the District will be compatible with the capacity and uses of existing local and regional community development facilities and services; and

WHEREAS, the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, the owner of the property that is to be developed and served by the community development facilities and services to be provided by the District has submitted an executed declaration of restrictive covenants pledging among other things to provide initial purchasers of individual residential units with notice of liens and assessments applicable to such units, with certain remedial rights vesting in the purchasers of such units if such notice is not provided in a timely and accurate manner; and

WHEREAS, having made the foregoing findings, after a public hearing, the Miami-Dade County Board of County Commissioners wishes to exercise the powers bestowed upon it by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by Chapter 190, Florida Statutes; and

WHEREAS, because the proposed District is located wholly within the municipal boundaries of the City of Doral, the City is in a position to be well informed regarding the merits of this District; and

WHEREAS, the City of Doral has consented to the creation of the District within the municipal boundaries subject to certain conditions that the petitioner shall have to satisfy; and the Board of County Commissioners desires to establish the District; and

WHEREAS, based on the written consent of the City of Doral, the Miami-Dade County Board of County Commissioners finds that the District shall have those general and special powers authorized by Sections 190.011 and 190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of Miami-Dade County that the District have such powers ,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The Petition to establish the Coronado Community Development District over the real property described in Exhibit A attached hereto, which was filed by D.R. Horton, Inc., and West Doral Village, L.L.C., on April 14, 2005, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein as Exhibit B.

Section 3. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated herein as Exhibit C.

Section 4. The initial members of the Board of Supervisors, whose resumes are included by reference, shall be as follows:

Karl Albertson, Jr.

Rafael Roca

Paul Herman

Joseph Goudie

Christian Gausman

Section 5. The name of the District shall be the "Coronado Community Development District."

Section 6. The Coronado Community Development District is created for the purposes set forth in Chapter 190, Florida Statutes, pursuant to the authority granted by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter.

Section 7. Pursuant to Section 190.005(2)(d), Florida Statutes, the charter for the Coronado Community Development District shall be Sections 190.006 through 190.041, Florida Statutes.

Section 8. The Miami-Dade County Board of County Commissioners hereby grants to the Coronado Community Development District all general powers authorized pursuant to Section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such general powers.

Section 9. The Miami-Dade County Board of County Commissioners hereby grants to the Coronado Community Development District the special powers authorized pursuant to Section 190.012(1), Florida Statutes and Sections 190.012(2)(a)(d) and (f), (except for powers regarding waste disposal), Florida Statutes and Section 190.012(3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such special powers; provided that the District's exercise of power under Section 190.012(1)(b), Florida Statutes, pertaining to water, waste water and reuse water services shall be pursuant to that Declaration of Restrictive Covenants submitted to the Board of County Commissioners in connection with the petition.

Section 10. All bonds issued by the Coronado Community Development District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 11. No bond, debt or other obligation of the Coronado Community Development District, nor any default thereon, shall constitute a debt or obligation of Miami-Dade County, except upon the express approval and agreement of the Miami-Dade Board of County Commissioners.

Section 12. Notwithstanding any power granted to the Coronado Community Development District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the district shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, or special taxing districts special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 13. Notwithstanding any power granted to the Coronado Community Development District pursuant to this Ordinance, the District may exercise the power of eminent domain outside the District's existing boundaries only with the prior specific and express approval of the Board of County Commissioners of Miami-Dade County.

Section 14. This Board hereby accepts that Declaration of Restrictive Covenants as proffered by the owners of the lands within the jurisdiction of the Coronado Community Development District, in connection with the petition submitted by D.R. Horton, Inc., and West Doral Village, L.L.C., and approved herein.

Section 15. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

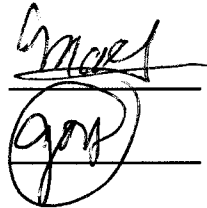
Section 16. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

Section 17. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Two handwritten signatures are present. The top signature is written over a horizontal line and appears to be "M. A. ...". The bottom signature is written over another horizontal line and appears to be "GTH".

Gerald T. Heffernan

EXHIBIT A

CORONADO COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A PORTION OF TRACT 1 AND 2 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE N01°43'29"W ALONG A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7 FOR A DISTANCE OF 295.90 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°36'21"W FOR A DISTANCE OF 395.32' FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN WESTERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 67°47'14" FOR AN ARC DISTANCE OF 42.59 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIAL LINE BEARS S68°10'58"E; THENCE RUN SOUTHERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 109.50 FEET AN A CENTRAL ANGLE OF 11°19'09" FOR AN ARC DISTANCE OF 21.63 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIAL LINE BEARS N56°51'49"W; THENCE RUN SOUTHERLY, SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 33°31'49" FOR AN ARC DISTANCE OF 21.07 FEET TO A POINT OF NON-TANGENCY; THENCE S89°36'21"W FOR A DISTANCE OF 42.00 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 49.47 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN SOUTH, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 89°56'52" FOR AN ARC DISTANCE OF 22.00 FEET TO A POINT OF TANGENCY; THENCE S89°36'21"W FOR A DISTANCE OF 283.34 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 70.00 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 305.28 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 73.51 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 165.77 FEET; THENCE N01°43'50"W FOR A DISTANCE OF 31.86 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 166.51 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 47.31 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 97.48 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 183.00 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 75.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY, NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 22.00 FEET AND A CENTRAL ANGLE OF 85°04'34" FOR AN ARC DISTANCE OF 32.69 FEET TO A POINT OF TANGENCY; THENCE N00°23'39"W FOR A DISTANCE OF 21.17' FEET; THENCE N89°36'21"E ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, FOR A DISTANCE OF 863.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN EASTERLY, SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°40'10" FOR AN ARC DISTANCE OF 38.69 FEET TO A POINT OF TANGENCY; THENCE S01°43'29"E ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7, FOR A DISTANCE OF 299.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.783 ACRES ±

EXHIBIT A1

CORONADO COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A PORTION OF TRACT 2 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE N01°43'50"W ALONG THE WEST LINE OF SAID TRACT 2 FOR A DISTANCE OF 314.64 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°36'21"E FOR A DISTANCE OF 165.77 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 73.51 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 305.28 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 100.00 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 20.10 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 36.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN SOUTHERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°47'02" FOR AN ARC DISTANCE OF 39.62 FEET TO A POINT OF TANGENCY; THENCE S89°36'21"W FOR A DISTANCE OF 63.82 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 65.00 FEET; THENCE S89°36'10"W ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 2 FOR A DISTANCE OF 330.37 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN WESTERLY, NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°40'00" FOR AN ARC DISTANCE OF 38.69 FEET TO A POINT OF TANGENCY; THENCE N01°43'50"W ALONG A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 2 FOR A DISTANCE OF 275.21 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF TRACT 1 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 2 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE N01°43'50"W ALONG THE WEST LINE OF SAID TRACTS 1 AND 2 FOR A DISTANCE OF 346.50 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°36'21"E FOR A DISTANCE OF 166.51 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 47.31 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 97.48 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 183.01 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 75.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY, NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 22.00 FEET AND A CENTRAL ANGLE OF 85°04'34" FOR AN ARC DISTANCE OF 32.69 FEET TO A POINT OF TANGENCY; THENCE N00°23'39"W FOR A DISTANCE OF 21.17 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 340.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN WESTERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°20'11" FOR AN ARC DISTANCE OF 39.85 FEET TO A POINT OF TANGENCY; THENCE S01°43'50"E ALONG A LINE 25.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID TRACT 1 FOR A DISTANCE OF 247.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.163 ACRES ±

EXHIBIT A2

CORONADO COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A PORTION OF TRACT 2 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE N01°43'29"W ALONG A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7 FOR A DISTANCE OF 295.90 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°36'21"W FOR A DISTANCE OF 395.32' FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN WESTERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 67°47'14" FOR AN ARC DISTANCE OF 42.59 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIAL LINE BEARS S68°10'58"E; THENCE RUN SOUTHERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 109.50 FEET AN A CENTRAL ANGLE OF 11°19'09" FOR AN ARC DISTANCE OF 21.63 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIAL LINE BEARS N56°51'49"W; THENCE RUN SOUTHERLY, SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 33°31'49" FOR AN ARC DISTANCE OF 21.07 FEET TO A POINT OF NON-TANGENCY; THENCE S89°36'21"W FOR A DISTANCE OF 42.00 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 49.47 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN SOUTHERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 89°56'52" FOR AN ARC DISTANCE OF 22.00 FEET TO A POINT OF TANGENCY; THENCE S89°36'21"W FOR A DISTANCE OF 283.34 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 30.00 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 20.10 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 36.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN SOUTHERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°47'02" FOR AN ARC DISTANCE OF 39.62 FEET TO A POINT OF TANGENCY; THENCE S89°36'21"W FOR A DISTANCE OF 63.82 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 65.00 FEET; THENCE N89°36'10"E ALONG A LINE 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 2 FOR DISTANCE OF 874.29 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN EASTERLY, NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°19'39" FOR AN ARC DISTANCE OF 39.85 FEET TO A POINT OF TANGENCY; THENCE N01°43'29"W ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7, FOR A DISTANCE OF 255.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.338 ACRES ±

PETITION FOR ORDINANCE

FOR

CORONADO

COMMUNITY DEVELOPMENT DISTRICT

APRIL 14, 2005

Prepared by

Special District Services, Inc.
11000 Prosperity Farms Road, Suite 104
Palm Beach Gardens, Florida 33410

561-630-4922 – Tele
877-737-4922 – Toll Free
561-630-4923 – Fax

IN RE: AN ORDINANCE TO ESTABLISH)
THE **CORONADO**)
COMMUNITY DEVELOPMENT DISTRICT)

PETITION

Petitioner, **D.R. HORTON, INC.**, ("Petitioner"), hereby petitions the City Commission of DORAL and the Miami-Dade County Commission to establish a Community Development District ("District") with respect to the land described herein and in support of the Petition, Petitioner states:

1. The proposed District is located within the incorporated area of the City of DORAL, Miami-Dade County, Florida. Exhibit 1 depicts the general location of the project. The proposed District covers approximately **17.405** acres of land. The metes and bounds description of the external boundaries of the District is set forth in Exhibit 2. There is no real property within the external boundaries of the proposed District, which is to be excluded from the District.

2. Attached to this Petition as Exhibit 3 and made a part hereof is the written consent to the establishment of the District by the owners of 100% of the real property to be included in the District.

3. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Karl Albertson	1360 NE 47 th Court	Oakland Park, FL 33334
Rafael Roca	8265 SW 94 th Street	Miami, FL 33156
Paul Herman	2426 SE 17 th Street	Ft. Lauderdale, FL 33316
Joseph Goudie	9351 SW 54 th Street	Miami Beach, FL 33165
Christian Gausman	4880 NW 59 th Way,	Coral Springs, FL 33067

4. The proposed name of the District to be established is Coronado Community Development District ("CCDD").

5. There are no existing major trunk water mains, sewer interceptors or outfalls currently existing on the site.

6. The proposed timetable for the construction of District services is shown on Exhibit 4A and the estimated cost of constructing the services, based on available data, is shown on Exhibit 4B. These are good faith estimates but are not binding on the Petitioner or the District and are subject to change.

7. Petitioner is in the process of developing the project as a residential community. The proposed uses for the land within the District are an estimated **327 Condominium dwelling units**. The proposed uses for the land included within the proposed District are in compliance with Miami-Dade County Future Land Use Element. The County Master Plan and Future Land Use Element designate the land contained within the proposed District for low density residential. The future general distribution, location and extent of public and private uses of land proposed for the area within the District are shown on Exhibit 5.

8. Exhibit 6 is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes.

9. Exhibit 7 is the Sketch of the District Boundaries.

10. The District is seeking and hereby requests the right to exercise all powers provided for in Section 190.06 through 190.041, Florida Statutes (except for powers regarding waste collection and disposal), Florida Statutes, including the special powers provided by Section 190.012, Florida Statutes.

11. The Petitioner is D.R. Horton Inc., whose address is 1192 E. Newport Center Drive, Suite 150, Deerfield Beach, FL 33442.

12. The property within the proposed District is amenable to operating as an independent special district for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective Miami-Dade County Comprehensive Development Master Plan, as amended.

b. The area of land within the proposed District is part of a unified plan of development for which a development plan has been or will be approved by Miami-Dade County. The land encompassing the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

c. The community development services of the District will be compatible with the capacity and use of existing local and regional community development services and facilities.

d. The proposed District will be the best alternative available for delivering community development services to the area to be served because the District provides a governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside the District and provides a responsible perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities in the future.

WHEREFORE, Petitioner respectfully requests the Miami-Dade County Commission to:

1. Hold a public hearing as required by Section 190.005(2) (b), Florida Statutes to consider the establishment of the **Coronado Community Development District** and;
2. Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the **Coronado Community Development District**.

Respectfully submitted this 13 day of April, 2005.

D. R. Horton, Inc.

By: Paul Romanowski, Vice President
1192 E. Newport Center Drive, Suite 150
Deerfield Beach, FL 33442

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE CREATION OF THE
CORONADO COMMUNITY DEVELOPMENT DISTRICT**

On this 13 day of April 2005, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Paul Romanowski, who, after being duly sworn, deposes and says:

- See Exhibit "A" attached hereto (the "Owned Property")
See Exhibit "A1 & A2" attached hereto (the "Contract Property")

- FURTHER, AFFLIANT SAYETH NOT.

Subscribed and sworn to before me this 13 day of April, 2005, by Paul Romanowski, who personally appeared before me, and is personally known.

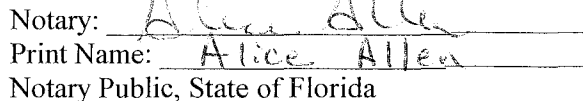


EXHIBIT A

CORONADO COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A PORTION OF TRACT 1 AND 2 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE N01°43'29"W ALONG A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7 FOR A DISTANCE OF 295.90 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°36'21"W FOR A DISTANCE OF 395.32' FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN WESTERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 67°47'14" FOR AN ARC DISTANCE OF 42.59 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIAL LINE BEARS S68°10'58"E; THENCE RUN SOUTHERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 109.50 FEET AN A CENTRAL ANGLE OF 11°19'09" FOR AN ARC DISTANCE OF 21.63 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIAL LINE BEARS N56°51'49"W; THENCE RUN SOUTHERLY, SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 33°31'49" FOR AN ARC DISTANCE OF 21.07 FEET TO A POINT OF NON-TANGENCY; THENCE S89°36'21"W FOR A DISTANCE OF 42.00 FEET; THENCE S00°23'39"E FOR A DISTANCE OF 49.47 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN SOUTH, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 89°56'52" FOR AN ARC DISTANCE OF 22.00 FEET TO A POINT OF TANGENCY; THENCE S89°36'21"W FOR A DISTANCE OF 283.34 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 70.00 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 305.28 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 73.51 FEET; THENCE S89°36'21"W FOR A DISTANCE OF 165.77 FEET; THENCE N01°43'50"W FOR A DISTANCE OF 31.86 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 166.51 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 47.31 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 97.48 FEET; THENCE N00°23'39"W FOR A DISTANCE OF 183.00 FEET; THENCE N89°36'21"E FOR A DISTANCE OF 75.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHEASTERLY, NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 22.00 FEET AND A CENTRAL ANGLE OF 85°04'34" FOR AN ARC DISTANCE OF 32.69 FEET TO A POINT OF TANGENCY; THENCE N00°23'39"W FOR A DISTANCE OF 21.17' FEET; THENCE N89°36'21"E ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, FOR A DISTANCE OF 863.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN EASTERLY, SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°40'10" FOR AN ARC DISTANCE OF 38.69 FEET TO A POINT OF TANGENCY; THENCE S01°43'29"E ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7, FOR A DISTANCE OF 299.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.783 ACRES ±

EXHIBIT A1

CORONADO COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

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AND

A PORTION OF TRACT 1 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 4.163 ACRES ±

EXHIBIT A2

CORONADO COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A PORTION OF TRACT 2 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 4.338 ACRES ±

EXHIBIT 3A

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE CREATION OF THE
CORONADO COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

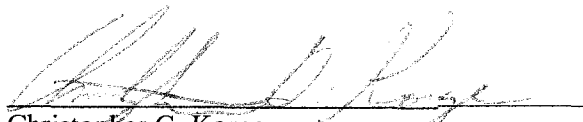
On this 14th day of April 2005, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Christopher G. Korge, who, after being duly sworn, deposes and says:

1. Affiant, Christopher G. Korge, an individual, is the Managing Member of West Doral Village, LLC.
2. West Doral Village, LLC is the Owner of the following described property, to wit:

See Exhibit "A1" and "A2" attached hereto (the "Property")

3. Affiant Christopher G. Korge, hereby represents that he has full authority to execute all documents and instruments on behalf of the Corporation, including the Petition before the Board of County Commissioners of Miami-Dade County, Florida, to enact an ordinance to establish the Coronado Community Development District (the "Proposed CDD").
4. The property described in Exhibit "A1" and "A2", attached hereto, together with the property described in Exhibit A of Exhibit 3 herein represents all of the real property to be included in the Proposed CDD.
5. Affiant, Paul Romanowski on behalf of D.R. Horton, Inc., as the sole owner of the above described property identified as Exhibit "A" attached hereto and as the contract purchaser of the above described property identified as Exhibit "A1" and "A2" attached hereto in the capacity described above, hereby consents to the establishment of the proposed CDD.

FURTHER, AFFIANT SAYETH NOT.


Christopher G. Korge

Subscribed and sworn to before me this 14th day of April, 2005, by Christopher G. Korge, who personally appeared before me, and is personally known.

Notary: Randall Daily
Print Name: Randall Daily
Notary Public, State of Florida



EXHIBIT A1

CORONADO COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

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AND

A PORTION OF TRACT 1 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 4.163 ACRES ±

EXHIBIT A2

CORONADO COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

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CONTAINING 4.338 ACRES ±

EXHIBIT 4B

**CONSTRUCTION COSTS ESTIMATES
CORONADO COMMUNITY DEVELOPMENT DISTRICT**

LAND	\$ 3,000,000
EARTHWORK	\$ 357,000
WASTEWATER SYSTEM	\$ 593,000
WATER SUPPLY SYSTEM	\$ 860,000
SURFACE WATER MANAGEMENT	\$ 215,000
ROADS AND PAVING	\$ 391,000
OFFSITE STORM DRAINAGE	\$ 1,094,000
TOTAL ESTIMATED PROJECT COSTS	\$ 6,510,000

EXHIBIT 6

CORONADO
COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

APRIL 14, 2005

Prepared by

Special District Services, Inc.
11000 Prosperity Farms Road, Suite 104
Palm Beach Gardens, Florida 33410

561-630-4922 – Tele
877-737-4922 – Toll Free
561-630-4923 – Fax

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Coronado Community Development District ("District"). The District comprises approximately 17.405 acres of land located in the incorporated area of the City of Doral, Miami-Dade County, Florida. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), F.S. (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of Coronado Community Development District

The District is designed to provide district infrastructure, services, and facilities along with their operations and maintenance to a condominium development containing an estimated 327 condominium dwelling units within the boundaries of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (1997), defines the elements a statement of estimated regulatory costs must contain:

(a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the ordinance. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(d) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. Miami-Dade County is not defined as a small County for purposes of this requirement.

(e) Any additional information that the agency determines may be useful.

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

“Note: the references to “rule” in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an “ordinance” under section 190.005(2) (a), Florida Statutes.”

2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The Coronado Community Development District serves land that comprises an 17.405 acre residential development to be made up of an estimated 327 condominium dwelling units. The estimated population of the residential portion of the District is 818. The property owners in the District will generally be individuals and families.

3.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project that is anticipated to effect state or local revenues.

3.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the results of adopting the ordinance is establishment of a local special purpose government, there will be no enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed establishment of the District. The District as established on the proposed land, will encompass under 1,000 acres, therefore, Miami-Dade County is the establishing entity under 190.005(2), F.S. The modest costs to various State entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will

receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.412, F.S., the District must pay an annual fee to the State of Florida Department of Community Affairs which offsets such costs.

Miami-Dade County

There will be only modest costs to the County for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the County routinely process similar petitions though for entirely different subjects, for land uses and zoning changes that are far more complex than is the petition to establish a community development district. The County has an agreement with the City of Doral to review the petition and submit it to the Miami-Dade Commission for the passing of an ordinance once the City of Doral has approved a resolution indicating they (Doral) approve the formation of the District.

The annual costs to Miami-Dade County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District. However, the Petitioner has included a payment of **\$15,000** to offset any expenses the County may incur in the processing of this Petition, or in the monitoring of this District.

3.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other of local government. In accordance with State law, debts of the District are strictly its own responsibility.

4.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide.

Table 1
CORONADO COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED BY	O&M BY	OWNERSHIP BY
Waste Water System	CDD	WASD	WASD
Water Supply System	CDD	WASD	WASD
Surface Water Management	CDD	CDD	CDD
Roads and Paving	CDD	WASD	City of Doral
Offsite Storm Drainage	CDD	CDD	CDD

The petitioner has estimated the costs for providing the capital facilities outlined in Table 1. The cost estimates are shown in Table 2 below. Total costs for those facilities, which may be provided, are estimated to be approximately **\$6,510,000**. The District may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non ad valorem special assessments levied on all properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Table 2
CORONADO COMMUNITY DEVELOPMENT DISTRICT
Construction Costs Estimates

LAND	\$ 3,000,000
EARTHWORK	\$ 357,000
WASTEWATER SYSTEM	\$ 593,000
WATER SUPPLY SYSTEM	\$ 860,000
SURFACE WATER MANAGEMENT	\$ 215,000
ROADS AND PAVING	\$ 391,000
OFFSITE STORM DRAINAGE	\$ 1,094,000
TOTAL ESTIMATED PROJECT COSTS	\$ 6,510,000

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non ad valorem special assessments by various names for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

Furthermore, locating in the District by new property owners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non ad valorem special assessments by various names and user fees as a tradeoff for the benefits and facilities that the District provides.

A Community Development District ("CDD") provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a property association, County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that owners of the lands to be included within the District will receive three major classes of benefits.

First, landowners in the District will receive a higher long-term sustained level of public services and amenities sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting, to determine the type, quality and expense of District services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative management mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the establishment of the District. Miami-Dade County has an estimated population in 2003 that is greater than 10,000; therefore the County is not defined as a "small" County according to Section 120.52, F.S., and there will accordingly be no impact on a small County because of the formation of the District. The City of Doral was recently incorporated; therefore, there is no census data available.

6.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

EXHIBIT 4A

**ESTIMATED INFRASTRUCTURE CONSTRUCTION TIME TABLE
CORONADO COMMUNITY DEVELOPMENT DISTRICT**

<u>IMPROVEMENT</u>	<u>START DATE</u>	<u>COMPLETE DATE</u>
EARTHWORK	February 1, 2005	December 15, 2005
WASTEWATER SYSTEM	April 1, 2005	June 1, 2005
WATER SUPPLY SYSTEM	April 1, 2005	June 1, 2006
SURFACE WATER MANAGEMENT	April 1, 2005	June 1, 2006
ROADS AND PAVING	April 1, 2005	June 1, 2006
OFFSITE STORM DRAINAGE	April 1, 2005	June 1, 2006
LIFT STATION	April 1, 2005	June 1, 2006

APPENDIX A
LIST OF REPORTING REQUIREMENTS

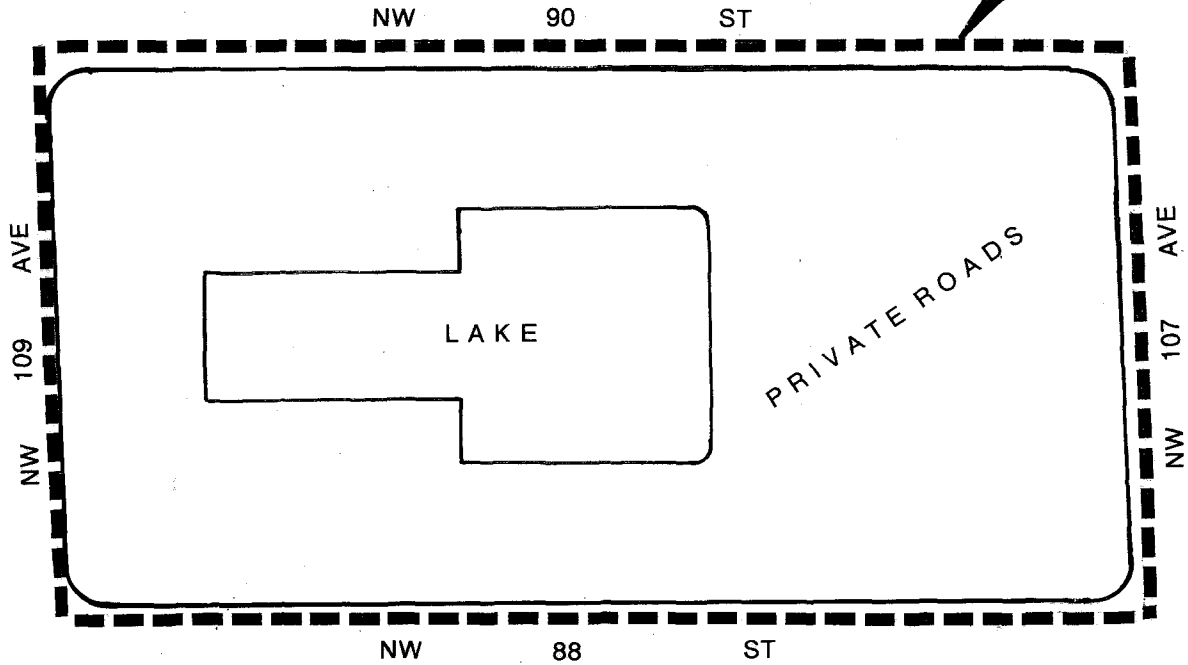
REPORT	FL. STATUE CITATION	DUE DATE
Annual Financial Audit	11.45	within 45 days of audit completion, but no later than 12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 12 months after end of fiscal year; if no audit required, by 4/30
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1: Statement of Financial	112.3145	within 30 days of accepting interest the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.415	within one year of special district's creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.417	quarterly, semiannually, or annually
Bond Report	218.38	when issued
Registered Agent	189.416	within 30 days after first meeting of governing board
Proposed Budget	189.418	prior to end of current fiscal year
Public Depositor Report	280.17	annually by 11/30

EXHIBIT 4A

**ESTIMATED INFRASTRUCTURE CONSTRUCTION TIME TABLE
CORONADO COMMUNITY DEVELOPMENT DISTRICT**

<u>IMPROVEMENT</u>	<u>START DATE</u>	<u>COMPLETE DATE</u>
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ROADS AND PAVING	April 1, 2005	June 1, 2006
OFFSITE STORM DRAINAGE	April 1, 2005	June 1, 2006
LIFT STATION	April 1, 2005	June 1, 2006

DISTRICT BOUNDARIES



CORONADO COMMUNITY DEVELOPMENT DISTRICT



K. KARL ALBERTSON, JR.

1360 NE 47 Court • Oakland Park, FL 33334 • H: (954) 489-7723 C: (754)264-1535

OBJECTIVE

To secure a position with a residential development company or consulting firm.

EMPLOYMENT

LAND ACQUISITIONS MANAGER	11/2004 - PRESENT
DIRECTOR OF PLANNING AND ENTITLEMENTS	12/2003 – 11/2004
ASST. MGR. OF LAND ACQUISITION & DEVELOPMENT	2/2002 – 12/2003
<i>D. R. Horton, Inc</i>	<i>Deerfield Beach, FL</i>

Responsible for the identification and subsequent contract negotiation of potential land parcels suitable for residential development. Coordinate due diligence activities on contracted parcels including: title examination, environmental analysis, preliminary geotechnical and civil engineering feasibility, product density analysis, and gross profit and return on investment analyses. Manage the entitlement process, site plan design, engineering design, permitting and horizontal site development including amenity packages. Development and management of land development budgets totaling over \$300 million.

ASSOCIATE PLANNER	7/2000 - 2/2002
<i>Broward County Board of County Commissioners</i>	<i>Ft. Lauderdale, FL</i>

Review potential development projects for compatibility with the County's Comprehensive Plan. Revision and implementation of the Broward County Comprehensive Emergency Management Plan (CEMP). Development and coordination of the Business Emergency Preparedness Network targeted towards large companies (100 + employees) within the County. Preparation of planning reports, population forecasting and analysis, planning analysis and development and implementation of special projects.

COMMUNITY DEVELOPMENT SPECIALIST	12/1999 - 6/2000
<i>North Carolina Division of Emergency Management</i>	<i>Raleigh, NC</i>

Temporary position following Hurricane Floyd working with FEMA to administer the Hazard Mitigation Grant Program. Responsible for assisting local communities in developing all-hazards mitigation plans in order to qualify for federal disaster funds. Development and administration of a state-wide competitive grant program.

PLANNING ASSISTANT	2/1997 - 8/1999
<i>Northwest Florida Water Management District</i>	<i>Tallahassee, FL</i>

Assist with the preparation and implementation of the District's Water Management Plan and Surface Water Improvement and Management Plans. Review and comment on projects impacting surface waters within the District's geographic boundaries.

EDUCATION

MASTER OF SCIENCE IN PLANNING	1997 -1999
<i>Florida State University</i>	<i>Tallahassee, FL</i>

MASTER IN PUBLIC ADMINISTRATION	1997 -1999
<i>Florida State University</i>	<i>Tallahassee, FL</i>

FLORIDA REAL ESTATE SALESPERSON LICENSE	July 2004
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Rafael J. Roca

1192 East Newport Center Dr., Suite 150 Deerfield Beach, Fl 33442 Office: (954) 428-4854

Professional Accomplishments

D.R. Horton, Inc. - Vice President of Operations

- 2000 - Present

D.R. Horton, Inc. - Area Manager

- 1998 - 2000

Continental Homes - Project Manager

- 1995 - 1998

Heftler Homes - Project Superintendent

- 1993 - 1995

Additional Information:

Garmon Construction, Shell Contractor - Project Manager

- 1993 - 1995 - Project Manager
- 1993 (6 months) - Project Superintendent

State of Florida - Licensed General Contractor, 1997

Education

May 1995

Bachelor of Science,
Construction Management

Florida International University
Miami, Florida

References

References are available on request.

Paul J. Herman

Pauljherman@aol.com

- **State of Florida Certified Building Contractor CBC1251592**

251 City View Drive
Fort Lauderdale, FL 33311

EDUCATION

Master of Arts in Real Estate and Urban Analysis August 2002
Warrington College of Business Administration
University of Florida

Bachelor of Science in Building Construction May 1999
M.E. Rinker Sr., School of Building Construction
University of Florida

EXPERIENCE

Development Project Manager, January 2005 – Present
DR Horton, Inc., Deerfield Beach, Florida

- Responsible for the preconstruction progress and planning of Mandarin Lakes & West Doral Village (1,400+ units)
- Procurement of all necessary permits for horizontal improvements (water, sewer, paving, drainage)
- Primary liaison between development team and related governmental agencies
- Develop and maintain development schedule for all horizontal improvements

Project Manager, June 2003-January 2005
Toll Brothers, Inc., Delray Beach, Florida

- Responsible for the profit & loss statements of a 98 home subdivision within Mizner Country Club
- Set all sales and settlement projections for the fiscal year
- Supervised all sales and construction personnel in order meet fiscal year goals
- Oversaw the construction production schedules to ensure the timely completion of all homes
- Prepared and awarded new construction contracts
- Developed and maintained relationships with buyers in order to lead them through the construction process and provide customer service after settlement
- Responsible for the approval and processing of new homeowner agreements of sale
- Led pre-construction start meetings with construction managers and subcontractors to ensure plan accuracy
- Assisted with real estate comparables and financial proformas in order to determine the feasibility of new projects

Purchasing Manager, June 2000-August 2001; September 2002-June 2003
WCI Communities, Inc., Coral Springs, Florida

- Successfully created and maintained all construction budgets for 120 home, high-end community (at a price point of \$750K+)
- Prepared and awarded all construction contracts
- Determined all standard sales specifications and finish levels

Joseph A. Goudie

9351 S.W. 54 St. Miami, Florida 33165 (305)-401-1360 goudieja@aol.com

Summary of qualifications

Extensive experience as a hands on manager in all aspects of construction as a builder / developer such as ;purchasing, planning, designing, project development and management, financial analysis and controls. Also has a keen ability in dealing with people and managing situations in the company's best interest.

Experience

Land Development Manager, D.R. Horton Inc
March 2004 - Present

Manage the development of land owned by D.R.Horton Inc. in Dade and Broward County, Florida. Day to day dealings local governments at all levels, hiring of design engineers, construction engineering firms, project managers and administration of contracts.

- Present developments are Mandarin Lakes, a first of it's kind TND (Traditional Neighborhood Development) of over 1100 mixed use units and Coconut Cay a 500 plus single family unit development.

Area Manager, The Concrete Company
September 2000 – February 2004

- Responsible for the day to day operations of three concrete plants and a concrete block manufacturing plant in Northwest Georgia for one of the largest independent concrete companies in the southeast.

Owner Goudie Construction Management
December 1995 – September 2000

- Construction consultant and management provided to various companies like The Concrete Company, Cogefar Impresit, R.L. Fenton Construction, S.I. Healley, helping them with preparation of estimates, budgets, schedules, local governmental practices. Management and field supervision of projects. Projects range from: 45 story high rise to subways and the day to day operation of a Ready Mix and Masonry concern.

Contracts Manager, Cogefar Impresit USA Inc.
October 1990 – November 1995

- Answer directly to the President of USA division. Preparation of estimates, budgets, bids, schedules, purchasing and contracts.
- Projects: Metro Mover Stations Brickell (\$13M), North Regional Library (\$8M) Miami Federal Detention Center (\$45M) etc.

Education

Southwest High School Miami, Florida (graduated)
Miami Dade Junior College (did not earn degree)

Gold Coast School of Construction (graduated) CGC 024701
Bert Rodgers School of Real Estate (graduated) SL3060099

- Numerous other specialized classes / courses in computer technology and management.

Interests

Coaching Football, Baseball and Girls Soccer
References are available on request.

References

Christian Gausman
4880 NW 59th Way-Coral Springs-FL 33067

April 2004 - current
South Florida Division CFO, DR Horton, Inc.

September 2001 - November 2003
Raleigh Division CFO, Beazer Homes, Inc.

March 2001 - September 2001
Senior Internal Auditor, Beazer Homes, Inc.

July 1999 - March 2001
Orlando Division Controller, Beazer Homes, Inc.

August 1998 - July 1999
Mid-Florida Region Controller, Beazer Homes, Inc.

December 1995 - August 1998
Orlando Division Assistant Controller, Beazer Homes, Inc.

CPA, State of Georgia

BS in Accounting, Binghamton University
AS in Business Administration, Broome Community College